
CITY OF COLUMBIA
DESIGN / DEVELOPMENT REVIEW COMMISSION
Early Administrative Session – 3:30 PM
SEPTEMBER 11, 2014- 4:00 PM

Minutes
City Hall
Council Chambers • 1737 Main Street • Columbia, SC

Members Present: LaToya Grate, Ashby Gressette, Doris Hildebrand, Dale Marshall, John Powell, Beronica Whisnant, Robert Wynn

Member Absent: Harris Cohn, Bowen Horger

Staff: Amy Moore, Lucinda Statler, Kristen Puckett, Staci Richey, Jerre Threatt, Stephen Zigmund, and John Fellows

Early Administrative Session – 3:30 PM

The meeting was called to order by Chairperson Dale Marshall at 4:05 PM, Roll Call – Quorum established, points of order.

Amy Moore, Historic Preservation Planner, noted changes to the Agenda since publication. She proceeded with review of the Consent Agenda.

I. CALL TO ORDER

**II. CONSENT AGENDA
URBAN**

HISTORIC

1. **1623 Richland Street** (TMS#11404-02-19) Request for Certificate of Design exterior changes and Bailey Bill. *Landmark District*
2. **1403 Confederate Avenue** (TMS#09113-05-07) Request for Certificate of Design Approval for exterior changes. *Cottontown Architectural Conservation District*
3. **199 Wateree Avenue** (TMS#11306-04-30) Request for exterior changes and preliminary certification for the Bailey Bill. *Wales Garden Architectural Conservation District*

Motion by Ms. Grate to approve the Consent Agenda as presented. Motion seconded by Ms. Whisnant. Consent Agenda approved 7-0.

III. REGULAR AGENDA

URBAN

HISTORIC

1. **1601 Heyward Street** (TMS#11306-07-37) Request for exterior changes and preliminary certification for the Bailey Bill. *Wales Garden Architectural Conservation District*

Jerre Threatt, city planner, presented on the request to rehabilitate a two-story brick house at 1601 Heyward Street and construct a new two-story addition on the rear of the home. The demolition of a non-historic concrete block structure is also being proposed. The applicant is seeking preliminary Bailey Bill Certification for rehabilitating the historic portion of the house.

STAFF RECOMMENDATIONS:

*Staff finds that the proposal meets Section VII – Guidelines for Maintenance & Rehabilitation, Section VIII – Guidelines for Additions, and Section 17-698 of the Bailey Bill ordinance. Staff **recommends granting a Certificate of Design Approval** for this project with the following conditions:*

- *Existing column placement for front and side porches shall be retained*
- *A rear elevation of the addition showing fenestration shall be submitted to staff for approval*
- *A brick sample for the addition shall be submitted to staff for approval*
- *The design of the new front door shall be submitted to staff for approval*
- *The windows on the addition shall be 6/1 wood or aluminum-clad windows with 5/8" muntins/grids and shall be consistent with existing window sizes*
- *All details deferred to staff.*

*Staff **recommends that 1601 Heyward Street be given preliminary certification for the Bailey Bill**, conditional upon qualified rehabilitation expenses meeting or exceeding the 20% investment requirements.*

Eric Weisfeld, property owner, was available to speak on the request.

Motion by Mr. Wynn to grant a Certificate of Design Approval for the project at 1601 Heyward Street based on staff recommendations and the guidelines, as this proposal meets Section VII – Guidelines for Maintenance & Rehabilitation, Section VIII – Guidelines for Additions, and Section 17-698 of the Bailey Bill ordinance, with the following conditions:

- *Existing column placement for front and side porches shall be retained*
- *A rear elevation of the addition showing fenestration shall be submitted to staff for approval*
- *A brick sample for the addition shall be submitted to staff for approval*
- *The design of the new front door shall be submitted to staff for approval*
- *The windows on the addition shall be 6/1 wood or aluminum-clad windows with 5/8" muntins/grids and shall be consistent with existing window sizes*
- *All details deferred to staff.*

Motion seconded by Ms. Grate. Motion approved 7-0.

Motion by Mr. Powell to grant preliminary certification for 1601 Heyward Street for the Bailey Bill conditional upon qualified rehabilitation expenses meeting or exceeding the 20% investment requirements.

Motion seconded by Mr. Gressette. Motion approved 7-0.

2. 199 Wateree Avenue (TMS#11306-04-30) Request for exterior changes and preliminary certification for the Bailey Bill. **MOVED TO CONSENT** *Wales Garden Architectural Conservation District*
3. 3017 Amherst Avenue (TMS#113804-01-03) Request for Certificate of Design Approval for exterior changes. **DEFERRED** *Oakwood Court Architectural Conservation*
4. 335 S. Edisto Avenue (TMS#11309-05-05) Request for Certificate of Design Approval for demolition. **DEFERRED** *Hollywood/Rose Hill Community Character Protection –CC1*

5. 3848 Wilmot Avenue (TMS#13807-05-14) Request for Certificate of Design Approval for demolition. *Sherwood Forest Community Character Protection –CC1*

Staci Richey, city planner, presented on the request for demolition of a contributing single-family home at 3848 Wilmot. The applicants are proposing to purchase the property, subject to the demolition, with plans to build a new house on the lot.

STAFF RECOMMENDATIONS:

Staff finds that according to Section 17-674(e) of the City Ordinance that the building does contribute to the area, is important to the ambience, is capable of earning a reasonable economic return, is in need of some repairs but is not a public danger, is not under orders from the City to be demolished, that deferred maintenance has led the existing problems in the building, and that the proposed project would have a negative effect on the area. Therefore, staff recommends that the request for Certificate of Design Approval be denied.

Robin H. Jacobs, agent, presented on the request for demolition.

Henry Jacobs, builder, spoke in favor of the request.

Earl McLeod, executor of the home builders association, spoke in favor of the proposal.

Sandy Moseley, Caldwell Bankers real estate broker, represented the next door property owner, Mr. Maurice Hood who could not be in attendance, but had concerns about the request.

Claire Baxter, neighborhood resident, voiced support of the proposal.

Patricia DeCoursey, faculty member in the Department of Biological Sciences, spoke in favor of the proposal.

Greg Ballentine, longtime resident, voiced support of the request for demolition.

Henry Nechemias, neighborhood resident, spoke in favor of the request.

There was discussion by the commission.

Motion by Mr. Gressette to deny the request for Certificate of Design Approval for demolition for 3848 Wilmot Avenue based on the recommendation of staff, as well as the applicable parts of Section 17-674(e) of the City Ordinance as stated in the staff recommendations.

Motion seconded by Ms. Whisnant. Motion for denial approved 6-1, with Mr. Powell in opposition.

IV. OTHER BUSINESS

Mr. Fellows spoke on the exterior of The Hub regarding painting and coatings. The contractor completed what was requested and approved.

Ms. Moore reviewed changes to the Ordinance. Certain issues can be approved at staff level and do not need to present to the DDRC, such as minor alterations to contributing buildings and/or landmarks.

V. APPROVAL OF MINUTES

Motion by Mr. Gressette to approve the August 14, 2014 D/DRC Minutes. Motion seconded by Mr. Powell. Motion approved 7-0.

VI. ADJOURN

There being no further business, meeting adjourned at 5:55 PM

Chairperson

Date

Respectfully submitted
Planning and Development Services Department